

BOMA Members Team Up for Cleaner Air

At a gala dinner held on September 17, 2009, in Toronto, Sue Ziemski of CREIT Management and Diane Price of B.G.E. Service & Supply were presented with the National Air Filtration Association's "2009 Clean Air Award" for the Royal Bank Building, located at 220 Portage Avenue, Winnipeg. The NAFA Clean Air Awards are presented each year to building owners and managers that take steps to significantly improve the quality of their indoor air by increasing the level of air filter efficiency and improving the protocol involving indoor air quality components of their HVAC system in 10 categories.

"It was an honour to be recognized by the association for the work that Diane and our team at 220 Portage Avenue have been doing for the past number of years," said Ziemski. "Diane's commitment to help us elevate the level of indoor air quality to an award-winning level has resulted in a building we are very proud of, a BOMA BEST building, and now a winner of the NAFA Clean Air Award. And our efforts have resulted in increased tenant productivity with far less absenteeism from coughs, colds and malaise".

Prior to Diane's first visit to the building in 2003, 220 Portage Avenue was using standard capacity bag style final filters and automatic roll pre-filters. This older system was not providing the level of air cleanliness desired by building management nor was the system environmentally friendly—much of the product wound up in landfill. Through consultation and education from Diane, the filters were changed to a greener solution by using the B.G.E. BioPac® MERV14 high efficiency fiberglass bag filters. These secondary filters are a high loft fiberglass bag filter fabricated with reusable polypropylene headers and recyclable steel components. The filters are changed every 18 months and have become the committed choice for delivering clean air to the building.

Subsequently, older style roll filter systems that were not in working order were removed. These systems had become cumbersome to maintain and often proved to have bypass and air leakage, thus decreasing the overall bag filter performance and life. In their place, environmentally friendly reusable frames were installed with a B.G.E. Red-C MERV 8 pre-filter. These pre-filters offer a significantly higher dust-holding capacity than a similar sized and rated pleated panel filter, and are changed every 4 months. In addition, new gasketing was applied to each pre-filter frame and plenum door, eliminating leakage or bypass.

To complete the process of ensuring the very best in air quality, an overall HVAC coil hygiene program was implemented. Ron Howell, a NAFA Certified Air Filtration Technician, led his B.G.E. service team to clean all plenums and coils where the pre-filters and final filters would be installed.

"In 2009, the environment is the hottest topic and the buzz word is GREEN" says Price. "When asked how air filtration impacts a building's environmental goals we are quick to point out that B.G.E., The Filter Shop, has been factoring both energy savings and environmental awareness to our filtration products since the early 90s."



CREIT Management's Sue Ziemski (left) and Diane Price of B.G.E. Service & Supply, with their NAFA 2009 Clean Air Award.